

**Minutes
Newton Planning Commission
August 26, 2003
Council Chambers
City Hall**

The regular meeting of the Newton Planning Commission was held at 7:30 p.m. on August 26, 2003 in the Council Chambers at City Hall.

Members

Present: Brevard Arndt
Kent Elliott
Clinton Sigmon
Stan Winstead

Members

Absent: Tony Jarrett
Gary Corne
Tom Dixon

Staff

Present: Glenn Pattishall, Planning Director

Others: None

Chairman Arndt called the meeting to order.

Item 2: Approval of Minutes July 29, 2003 Meeting

Chairman Arndt asked for consideration of the minutes. With no changes, corrections, or additions, Chairman Arndt ruled that the minutes were approved as presented.

Item 3: Old Business – Discussion of Area Specific Plan #1

Mr. Pattishall stated that he had set up in the Gantt Room for a mock presentation in anticipation of an upcoming drop-in workshop for citizens and asked that the Planning Commission recess its meeting to the Gantt Room. **Chairman Arndt** recessed the meeting. The meeting was reconvened at 7:40 P.M. in the Gantt Room.

Mr. Pattishall stated that the purpose of the meeting in the Gantt Room was to display various maps, issues, and demographic information that had been formulated over the last several months by the staff, seeking the Planning Commission's comments about a future drop-in workshop on the plan. **Mr. Pattishall** reviewed the contents of his August 21, 2003 memo to the Planning Commission stating that the intent would be to have a drop-in meeting during the early afternoon and evening for citizens and property owners in the study area to come and view the maps, view the issues and to provide their input. The staff would not have any plans per se to present but rather would be inquiring from property owners and citizens as to their desires for development of the area. He questioned the Planning Commission's desires. There was a consensus that having a drop-in meeting was the way to go, that it should be held in the Gantt Room, that it should be on the third Thursday of September, which is September 18 from 5:00-8:00 P.M. Maps and issues should be kept close together for viewing as was displayed in the Gantt Room.

Mr. Elliott suggested that maps be sent to property owners to delineate residential and non-residential areas. **Mr. Winstead** suggested that at the drop-in meeting there be examples of good and bad planning for different types of land use, as well as photo examples.

Mr. Arndt suggested that in the letter that the Loop Development pressure be emphasized and requested the people participate in the plan development process. **Mr. Sigmon** stated that the more public involvement there was, the more satisfied property owners are likely to be with the end product because they participate in the process.

Mr. Pattishall initiated conversation concerning having a meeting prior to the drop-in meeting to brief the news media and advise them of the upcoming meeting to try to answer any questions and get pre-meeting publicity to generate more interest for the citizens. There was a consensus of the Planning Commission members that this was a good idea and should be pursued. Date was tentatively set for September 15th.

There was a consensus that the mailing contents should be: why we are doing the plan, explaining utilities, road influences on development along with the existing development and zoning. It was very important that the property owners understand that the City is preparing the plan to be implemented and is seeking their input, but no plan has been developed at this point.

Item 4: New Business

Mr. Pattishall advised that the City Council had approved a revised text amendment on funeral parlors to allow funeral parlors in the R-20 districts as a Class A Special Use Permit to be granted by the City Council, provided that said properties front on a collector street as shown on the Collector Street Plan. He stated that the Council determined to designate Startown Road as an Arterial street in the Collector Street Plan.

Mr. Pattishall stated that the staff had submitted a draft water supply watershed protection ordinance to the state for the Jacob Fork River and was awaiting comment and anticipated bringing this up at a future Planning Commission meeting.

Mr. Pattishall advised the Planning Commission that a training opportunity would be provided through the Institute of Government and was tentatively scheduled for November 5, 2003 between 3:00-8:00 P.M., probably in Mooresville, NC.

Mr. Pattishall discussed downtown parking standards. He stated that staff had been reviewing other City ordinances and would be coming to the Planning Commission with a report at the next meeting concerning downtown parking requirements. He said currently under the ordinance, there is some gray area left open for interpretation as to what is or isn't required for parking in the B-3 Central Business District and there would be discourse at the next meeting on this.

Item 5: Reports for July 2003

Mr. Pattishall reviewed the July Permit, Code Enforcement, and Planners Report.

Item 6: Adjournment

Meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Glenn J. Pattishall/AICP
Secretary

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